

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 03/03/2005
PAGE: 1 of 1**

SUBJECT: C14-04-0149.12 – Old West Austin Neighborhood Plan rezoning for 1700 Palma Plaza. - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1700 Palma Plaza (Town Lake Watershed) from multi-family residence medium density - neighborhood plan (MF-3 -NP) combining district zoning to family residence - neighborhood plan (SF-3-NP) combining district zoning. Planning Commission Recommendation: To grant family residence – neighborhood plan (SF-3-NP) combining district zoning. Applicant: Lila Anne Parker. Agent: City of Austin Neighborhood Planning and Zoning Department. Staff: Thomas Bolt, 974-2755

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0149.12

P.C. DATE: January 25, 2005

CITY COUNCIL: March 3, 2005

ADDRESS: 1700 Palma Plaza

OWNER/APPLICANT: Lila Anne Parker

AGENT: City of Austin, NPZD

ZONING FROM: MF-3-NP

TO: SF-3-NP

AREA: N/A

SUMMARY STAFF RECOMMENDATION: Approve the rezoning from multi-family residence district, neighborhood plan combining area (MF-3-NP) to family residence, neighborhood plan combining district (SF-3-NP)

PLANNING COMMISSION RECOMMENDATION:

TO APPROVE SF-3-NP BY CONSENT, VOTE: 8-0 (JMC-1st, CG-2nd)

DEPARTMENT COMMENTS:

The Old West Austin Neighborhood Plan approved by the City of Austin City Council on 06/29/2000 included a recommendation and action item to allow and support the down-zoning of all properties used for a single family use from Multi-family zoning districts to Single-Family district. The adopted plan provided that the property owners should initiate these rezoning. The Old West Austin Neighborhood Association canvassed the Neighborhood Plan Area resulting in several requests by property owners to down zone their individual properties.

The Old West Austin Neighborhood Planning Area adopted in 2000 is bounded by Mopac to the west, Enfield Rd. to the north, Lamar Blvd to the east, and Town Lake to the south. The original rezoning associated with the plan was adopted under Ordinance # 020926 in September 2002.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-3-NP	Single family residence
North	MF-3-NP	Single family residence
South	MF-3-NP	Single family residences
East	MF-3-NP	Apartments
West	MF-3-NP	Single family residences

PLAN AREA: Old West Austin Neighborhood Plan **TIA:** N/A

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

018 Old West Austin Neighborhood Association



 1" = 200'	SUBJECT TRACT 	ZONING CASE #: C14-04-0149.12 ADDRESS: 1700 PALMA PLAZA SUBJECT AREA (acres): N/A	DATE: 04-10 INTLS: TRC	CITY GRID REFERENCE NUMBER H23
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: T.BOLT			



170 PALM AVE

HARTFORD RD

PEASE RD

APARTMENTS

APTS

MF-3

APARTMENTS

02-0112

MF-3-NP

WOODLAWN BLVD

PALM AVE

APARTMENTS

APARTMENTS

MF-3-NP

MF-3-NP

867-08

02-0112

PALM AVE

MF-3-NP

APARTMENTS

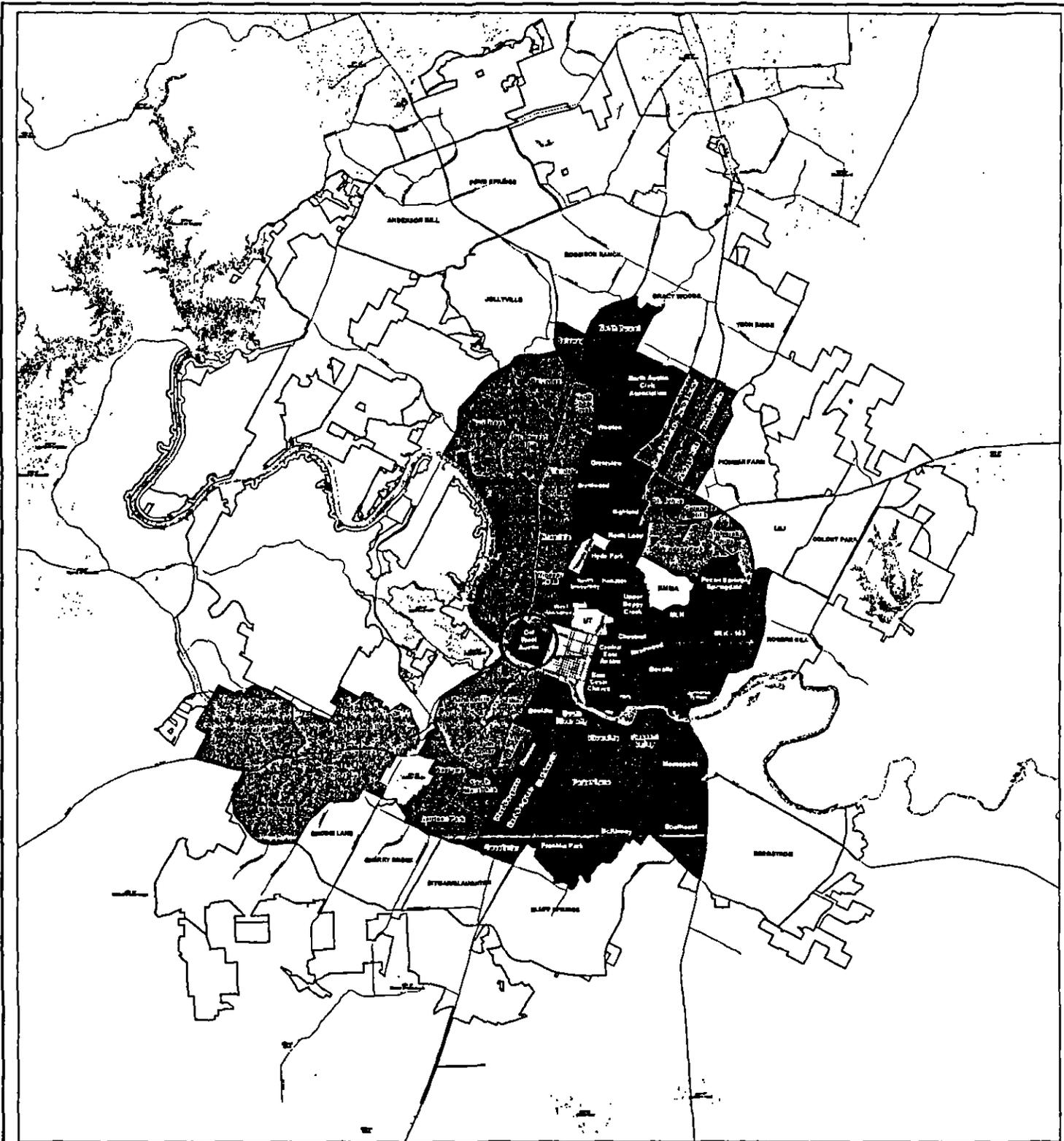
WATER ST

BETH ST

P.H.N.P. 102-00

MF-2-NP

REGISTER DISTRICT



City of Austin Neighborhood Planning Areas

-  APPROVED WITH ZONING
-  PLAN IN PROGRESS
-  2005-2006 NEIGHBORHOOD PLANNING AREAS
-  2006-2007 NEIGHBORHOOD PLANNING AREAS
-  2007-2008 NEIGHBORHOOD PLANNING AREAS
-  NOT CURRENTLY SCHEDULED
-  NON-NEIGHBORHOOD PLANNING AREA

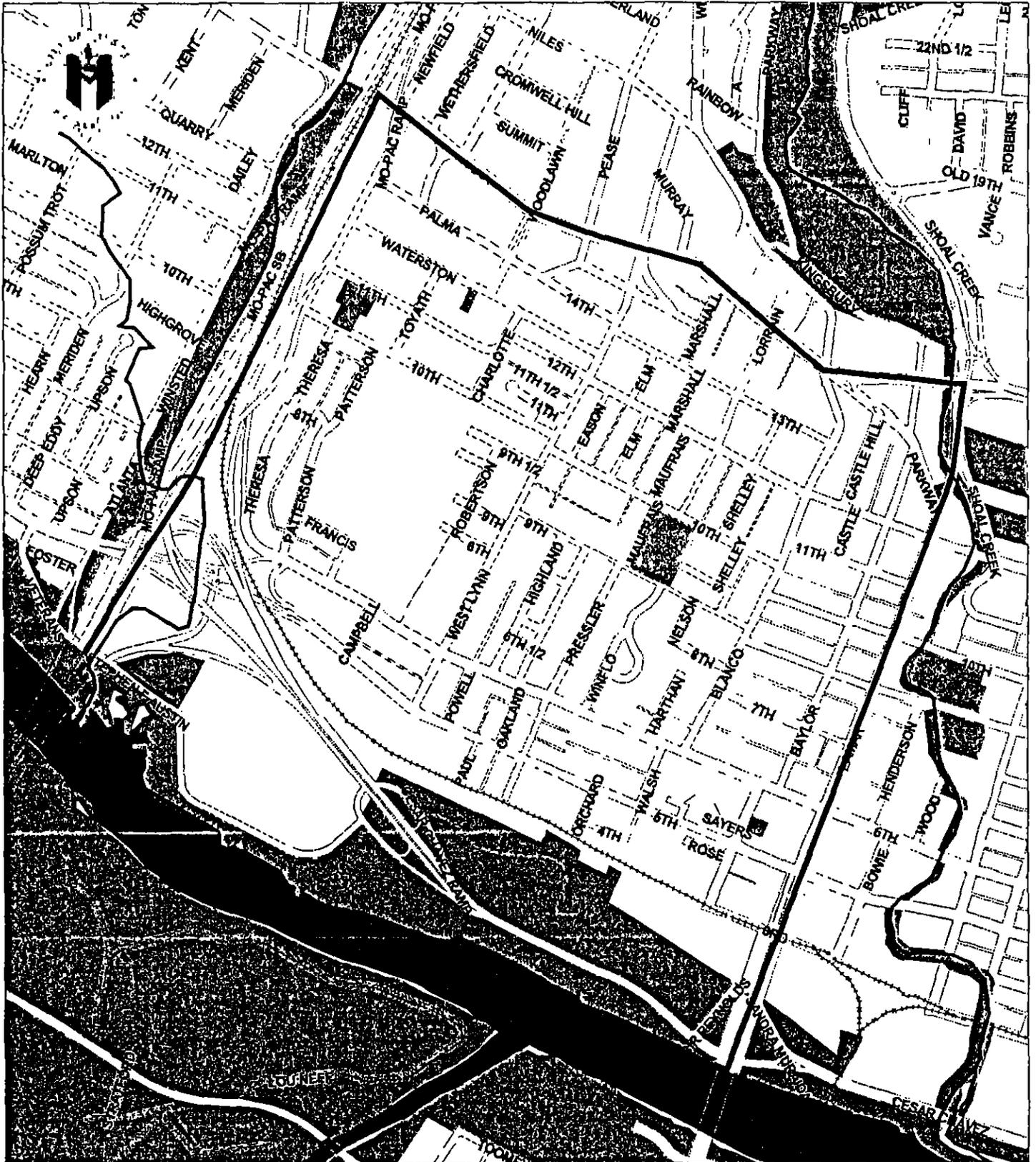
Other Cities



Prepared by City of Austin
Neighborhood Planning & Zoning Department
November 14, 2004



This map has been produced by the City of Austin for the sole purpose of being regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



Old West Austin Neighborhood Planning Area

 Parks



STAFF RECOMMENDATION

Approve the rezoning from multi-family residence, neighborhood plan combining area (MF-3-NP) to family residence, neighborhood plan combining district (SF-3-NP)

BACKGROUND

The Old West Austin Neighborhood Plan approved by the City of Austin City Council on included a recommendation and action item to allow and support the down-zoning of all single family use properties from Multi-family zoning districts to Single-Family district

The plan provided that the property owners should initiate these rezoning The Old West Austin Neighborhood Association canvassed the Neighborhood Plan Area resulting in several requests by property owners to down zone their individual properties

The Old West Austin Neighborhood Plan states under Goal 2(Protect the character of the Neighborhood) Objective 2 2 (Protect current pattern of single-family uses in neighborhood, Action Item 6

If requested by the property owner, allow voluntary zoning rollback on multi-family zoning (on land that currently has single-family uses), by providing a no-cost zoning rollback The neighborhood has approximately 340 parcels in single-family use with multi-family zoning This zoning presents a threat to continued single-family uses,

BASIS FOR RECOMMENDATION

The proposed zoning should be consistent with the purpose statement of the district sought

This property although zoned multi-family is currently developed and uses as a single-family district use

Zoning should not constitute a grant of special privilege to an individual owner, Granting of the request should result in an equal treatment of similarly situated properties

The Old West Austin Homeowners Association for the purpose of seeking support and involvement in the proposed down zoning canvassed the neighborhood Many property owners within the plan area having a similar situations and are seeking the same SF-3-NP zoning district for their properties

The proposed zoning should be consistent with the goals and objectives of the City Council

The Old West Austin Neighborhood Plan, approved in 2000 had a specific goal and action item addressing consistency with current use and zoning This request along with many others within the planning area has similar circumstances The proposed downzoning is consistent with the Neighborhood Plan Goal #2, Objective 2 2 , Action Item 6

The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission

The City of Austin City Council approved the Old West Austin Neighborhood Plan in which goals and action items addressed support for this request

Zoning should be consistent with approved and existing residential densities

The current use of this property is consistent with those permitted in the SF-3-NP district SF-3-NP district along with the Small Lot Ammesty provision within the plan will allow for secondary units on lots having SF-3-NP zoning

Rezoning should not contribute to the over zoning of the area

The proposed zoning seeks to mantain the current mix of both single family, single family with secondary units, and multi-family uses within the Old West Austin Neighborhood Plan area

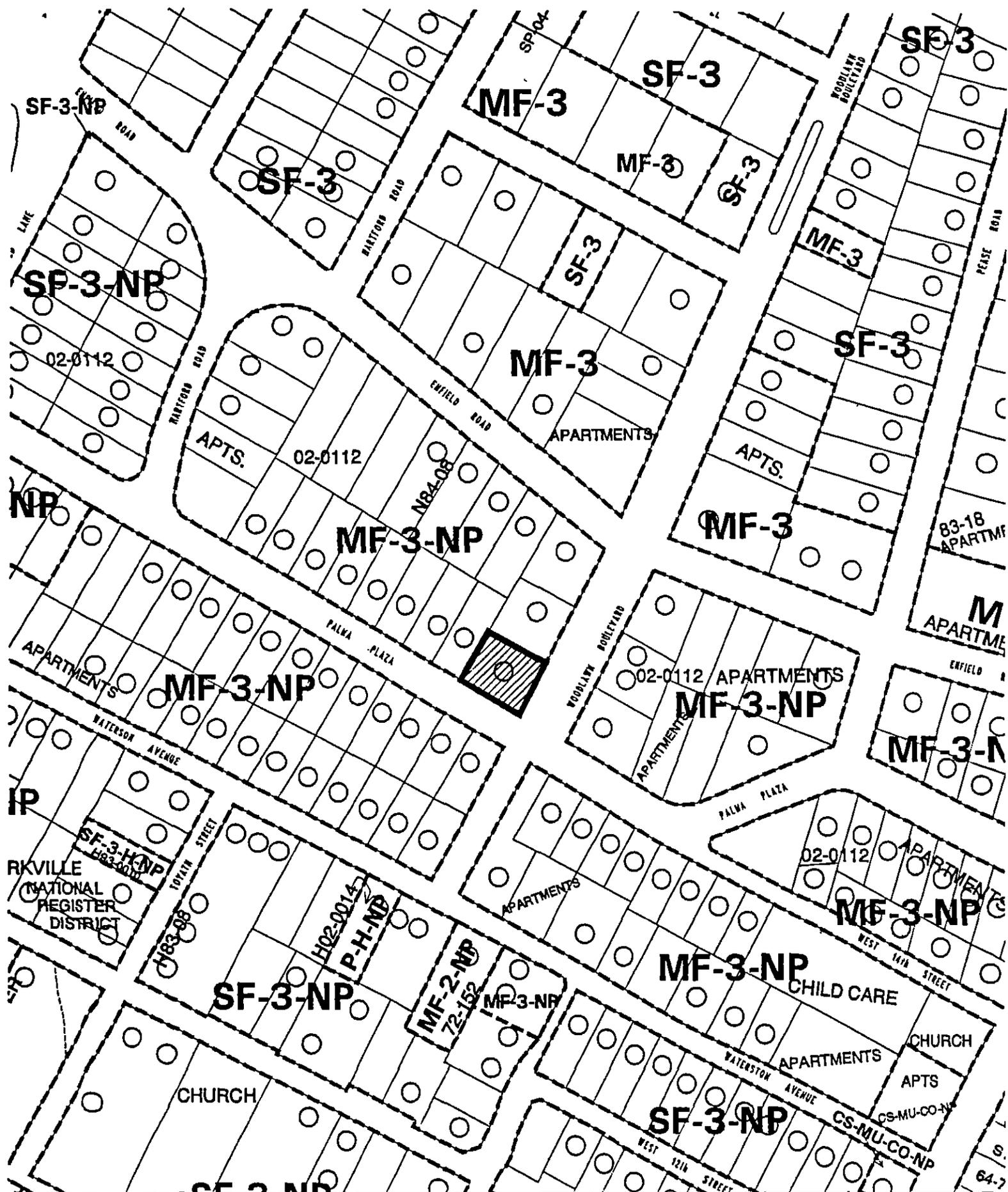
Zoning changes should promote a balance of intensities and densities

The proposed zoning request will contribute to the ability to support a mix of residential uses within the Neighborhood Plan Area

EXISTING CONDITIONS

Site Characteristics

The site is generally flat and currently developed with a family residential district use



<p>1" = 200'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR T BOLT</p>	<p>ZONING EXHIBIT H</p> <p>CASE #: C14-04-0149.12</p> <p>ADDRESS 1700 PALMA PLAZA</p> <p>SUBJECT AREA (acres) N/A</p>	<p>DATE 04-10</p> <p>INTLS TRC</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>H23</p>
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